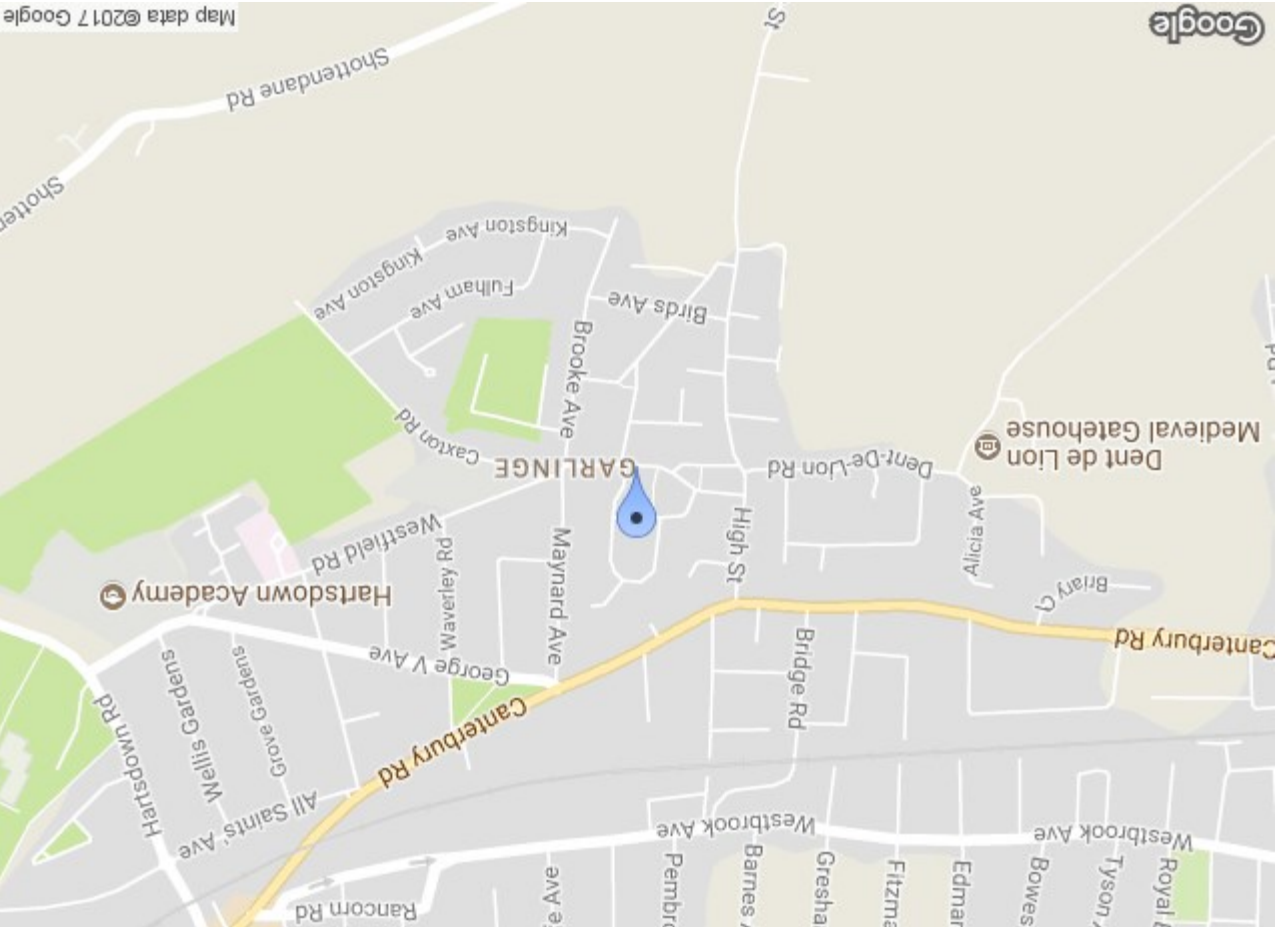
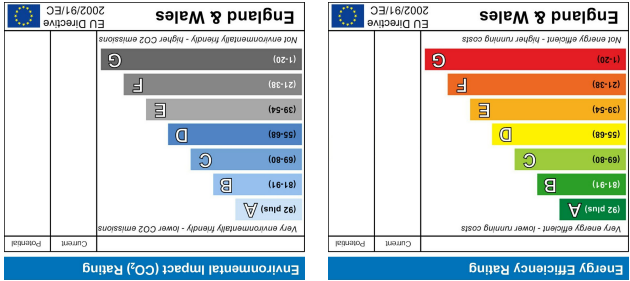


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



25 CROW HILL ROAD  
MARGATE



25 CROW HILL ROAD  
MARGATE

£219,995



- Three bedrooms
- End of terraced cottage
- Well presented throughout
- Ideal family buyer location
- Lovely rear garden
- Arranged over three floors

## LOCATION

Garlinge is a popular residential area which is close to local schools, shops and public transport making it a great place for families. You are within easy access to the shops and sandy beaches in both Westgate and Margate. Both towns also have a mainline railway station providing a regular service to London. The area boasts a number of highly regarded schools in both the public and private sectors. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

## ABOUT

### THREE BEDROOM END OF TERRACED COTTAGE IN LOVELY LOCATION

This three bedroom end of terraced cottage is situated on Crow Hill Road in the popular Garlinge area of Margate. The property boasts a beautiful, low maintenance garden to the rear with side access. It's extremely well presented throughout and possibly the best one you will see in this price bracket. The internal accommodation in brief comprises; hallway/ porch, through lounge leading to dining room and kitchen to the rear. Upstairs is a family bathroom and two bedrooms. On the lower ground floor there's a bedroom, currently utilised as office/ study with storage space under the stairs. From the dining room at the rear there's double doors leading out to the patio and garden.

Call Miles & Barr 7 days a week to arrange your internal viewing appointment!!

## DESCRIPTION

### Lower Ground Floor -

Bedroom One 14'4 x 10'9 (4.37m x 3.28m)

Storage 4'5 x 3'5 (1.35m x 1.04m)

### Ground Floor -

Porch

Lounge 14'9 x 12'0 (4.50m x 3.66m)

Dining Room 14'6 x 11'6 (4.42m x 3.51m)

Kitchen 11'9 x 6'3 (3.58m x 1.91m)

### First Floor -

Landing

Bedroom Two 14'9 x 11'10 (4.50m x 3.61m)

Corridor

Bathroom 11'0 x 6'3 (3.35m x 1.91m)

### External -

Rear Garden 22' x 15 + 18' x 7 (6.71m x 4.57m + 5.49m x 2.13m)

Shed 7'8 x 5'8 (2.34m x 1.73m)

